



Ibbett Mosely





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## Grange Close, Westerham, TN16 1AG

### Asking Price £700,000 Freehold

A rare opportunity to acquire a NEW detached two storey, two double bedroom home with stunning views to the North Downs.

Located in a private cul-de-sac a short walk of the shops and town centre.

Built by a well regarded local builder with ten year insurance backed warranty. The property is available for immediate occupation

- Two Double Bedrooms
- Quality Fitted Kitchen
- Double Glazing
- Landscaped Garden
- Luxury Bathroom
- Study/Hall
- Gas Under Floor Central Heating and Solar Panels for Electricity with Battery Back up
- Large Reception Room
- Cloakroom and Utility Area
- Parking Space with Electric Charging Point

An early inspection is highly recommended of this detached new home finished to an exceptional standard with ten year insurance backed warranty. Built by a well regarded local builder with quality fitted kitchen, luxury bathroom, under floor heating and solar panels for electricity. There is inlaid Amtico flooring to the ground floor front and fitted carpets to the ground floor back.

Located in a private cul-de-sac a short walk of the vibrant town centre the property is an ideal opportunity to downsize into a rarely available home.

#### LOCATION

Grange Close is a private unmade cul-de-sac, a very short walk to the north of the town where you will find a wide selection of shops, cafes, restaurants and bars. There is a medical centre, library and the Churchill Primary School. Sporting and recreational facilities on the King George Playing Fields and golf at the Westerham club. The Green is an attraction with its backdrop of period houses and specialist shops, pub and cafes/restaurants. On the green you will find the

statues of Sir Winston Churchill and General James Wolfe.

Bus services from Westerham to Oxted, Sevenoaks and Bromley all with stations to London. M25 access from junctions 5 or 6.

#### GROUND FLOOR

A double glazed door opens to the entrance hall.

#### ENTRANCE HALL

With a double glazed window, hatch with fitted ladder to loft space, Amtico flooring and stairs with oak and glass balustrade to the lower ground floor.

#### CLOAKROOM

With w.c., hand basin, extractor fan and double glazed window.

#### LARGE RECEPTION ROOM

With double glazed window to the front, Amtico flooring and double glazed patio door to a sun balcony with access to the garden. Open to the quality fitted kitchen.

### QUALITY FITTED KITCHEN

Fitted with a range of base and wall units with marble work surfaces. Integrated appliances including a hob, oven, extractor, microwave, slimline dish washer and fridge/freezer. One and a half bowl sink with brass mixer tap, cupboard with fitted refuse bin, double glazed window and part glazed door from the entrance hall.

### LOWER GROUND FLOOR

#### STUDY/HALL

With cupboard under the stairs and UTILITY AREA with plumbing for a washing machine.

#### BEDROOM ONE

With bed head lights and double glazed door to the terrace and garden.

#### BEDROOM TWO

With bed head lights and double glazed door to the terrace and garden.

### LUXURY BATHROOM

Fitted with an enclosed bath with mixer tap and separate hand spray, large walk in shower cubicle with separate hand spray, w.c. and circular hand basin with fitted drawers under. Tiled walls, large wall mirror, heated towel rail and extractor fan.

### PARKING

Gravel parking area with electric charging point.

### LANDSCAPED GARDEN

The landscaped garden includes a paved terrace with raised beds planted with various shrubs, a balcony to the first floor back with direct access to the main area of the garden.

### SERVICES

Mains gas, water, electricity and drainage.

### COUNCIL TAX

The property is in the Sevenoaks District - the Council Tax band has yet to be assessed by the valuation office.

### ROUTE TO VIEW

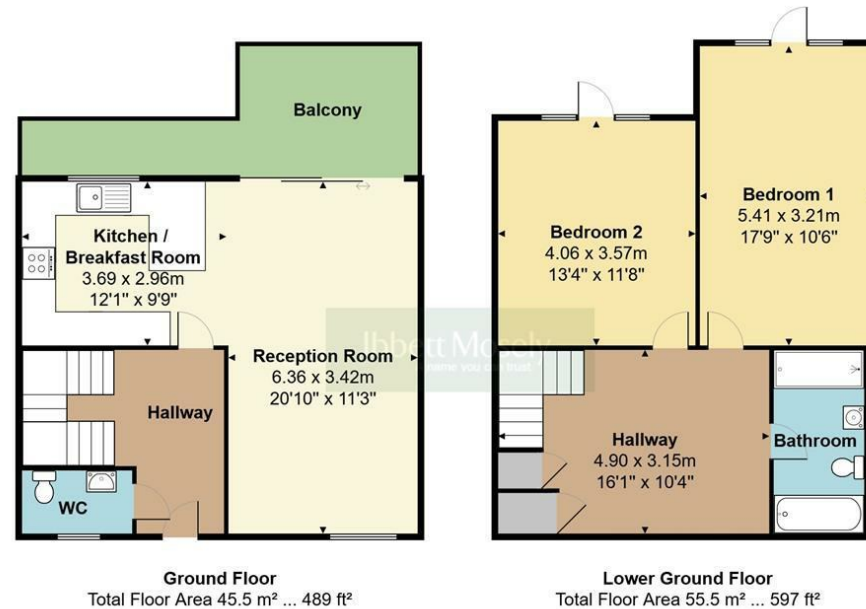
Grange Close adjoins our Westerham office, continue to the bottom of the close when the property will be found on the left



## EPC Rating- A

Grange Close, Westerham, TN16

Total Floor Area: 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup> (excluding balcony)



Measurements are approximate, not to scale and for illustrative purposes only.  
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# Ibbett Mosely

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